



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

January 28, 1980

Present: Chaput, Raftery, Sauer, Hannaford, Kulmala, Courant, Coulter

The Minutes of the January 14 meeting were accepted as read.

Mr. Hodgmen presented a plan of land of Hazel Metzler on East Street showing Parcel A, 88,594 sq.ft. (2.034 acres) with 250-foot frontage. It was reported that the Metzlers will have seven acres remaining. A check of the Assessors' Maps showed the possibility of a small amount of wetlands at the rear of the parcel, but nothing that would be impacted by building or driveway construction on the lot. The plan was signed under Approval Not Required.

The text of wording changes and additions to Zoning Bylaws and Sub-division Rules and Regulations were briefly discussed and organized in preparation for the February 25 Public Hearing. Wording for Procedures for Amendments to Special Permits for Common Driveways was also discussed and will be included in the February 25 Public Hearing.

March 10 was set as the date for the Wetlands/Flood Hazard District Zoning Bylaw Public Hearing because the 200-scale maps coming from the FIA will not be available by February 8, the date of the first publication of notice for the February 25 Public Hearing, as required for Zoning Bylaw changes.

Notices for the February 25 Public Hearing will appear in the Carlisle Gazette on February 8 and 15. Notices for the March 10 Public Hearing will appear on February 22 and 29.

Wording for the Wetland/Flood Plain Hazard District proposed Zoning Bylaw was discussed at length. Modifications to the draft wording will be submitted to the Conservation Commission for review.

Mrs. Howard Hensleigh met with the Board informally to discuss the old Congregational Church building and their plan to petition by February 5 to get on the Warrant. They would like to have the building used for business purposes to keep the building economically feasible and in order to allow such a building to remain. It was built in 1832. She pointed out that the Post Office has been in the building for nine years on a special permit. There is adequate space and adequate parking to accommodate such a plan. Within the Historic District the facade of the building must remain the same; the Hensleighs also want to preserve the interior of the building. Mrs. Hensleigh asked which the Board would recommend, a straight zoning change to business or some kind of special arrangement which would allow business.

Kay Kulmala reported that spot zoning is now allowed under the Enabling Act. Since a special permit might make it more difficult to control growth in the future, spot zoning for this one building was seen to be the best way to address the problem. A public hearing on the proposed warrant article for spot zoning, with a possible alternative article for Special Permit, will be held on February 25.

Vivian Chaput reported that after much study of approaches taken by other towns in Massachusetts, the Housing Study Committee proposes rezoning to create a new District M, Multi-Dwelling Housing for the Elderly. After discussion, the vote on this proposal was 5 in favor, 2 against.

Draft wording was reviewed and, as modified, will be submitted to Town Counsel, Neil Melone, for review. The essential criteria (can be applied only by Town Meeting, Planning Board to be the review authority, and a minimum of a 4-acre site) remained unchanged.

The Public Hearing on this Zoning change will be held on March 10.

Meeting adjourned at 12:30 a.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board